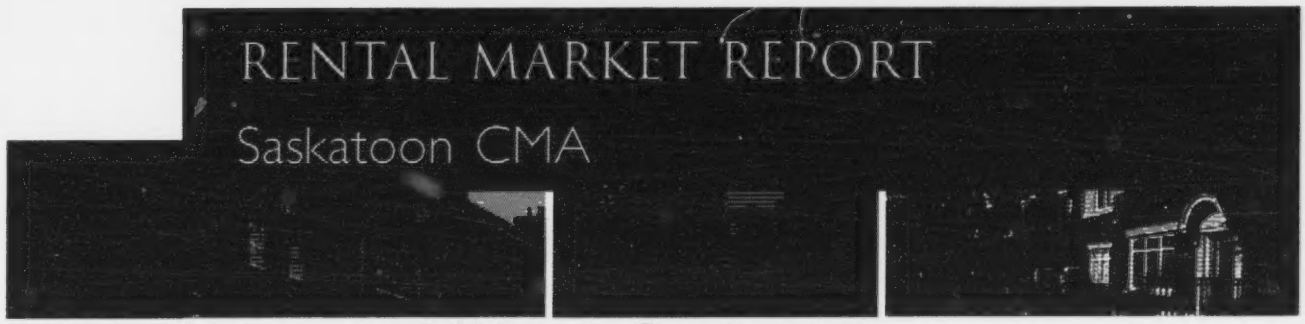
RENTAL MARKET REPORT

Saskatoon CMA



Canada Mortgage and Housing Corporation

Date Released: December 2006

Highlights

- The average vacancy rate in Saskatoon's privately-initiated apartment buildings with three or more units declined by 1.4 percentage points to 3.2 per cent compared to 4.6 per cent in the 2005 survey
- The average monthly rent for two-bedroom apartments in new and existing structures in the Saskatoon CMA was $608. The highest two-bedroom rent of $705 was found in the Central rental market zone.

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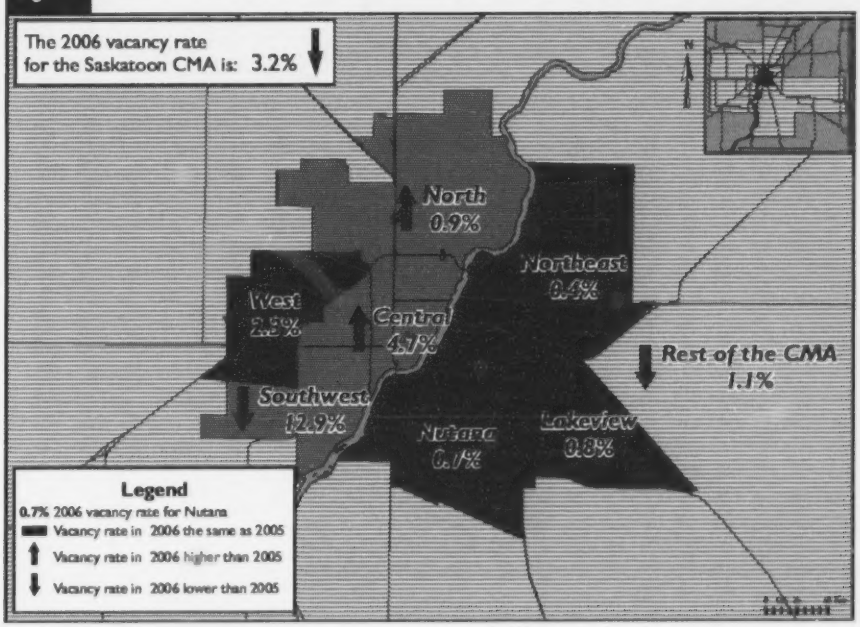

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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	**2.7**	**2.6**

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres[1] decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto ($1,067) and Vancouver ($1,045), followed by Calgary ($960) and Ottawa ($941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($488) and Saguenay ($485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Calgary and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,273), and Calgary ($1,257). All surveyed centres posted

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types[2] other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

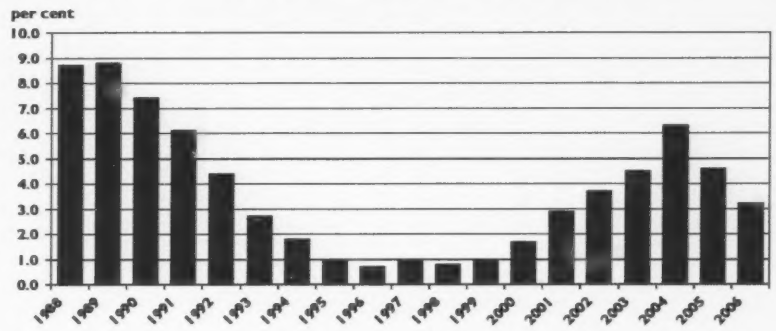
Saskatoon average vacancy rate driven down by in-migration and rising prices of homeownership

Canada Mortgage and Housing Corporation's annual rental market survey found the average vacancy rate in Saskatoon's privately-initiated apartment buildings with three or more units declined by 1.4 percentage points to 3.2 per cent, down from 4.6 per cent in the 2005 survey. The average vacancy rate in the Saskatoon CMA is at its lowest point since 2001. (See Figure 1)

The average vacancy rate has fallen for the last two surveys since peaking at 6.3 per cent in 2004. At that time, the Saskatoon CMA recorded the highest vacancy rate in Canada.

Figure 1

Saskatoon Apartment Average Vacancy Rate



Source: CMHC Rental Market Survey – Structures of 3+ units

CMHC has identified a number of reasons for the decline in average vacancy rate. The most important are rising employment and wages which have led to increased in-migration and a natural increase in rental household formations. Some projects that were suffering from deferred maintenance have also been rehabilitated, increasing their appeal and leading to declines in turnover and vacancy. Meanwhile, the construction of row housing units that were popular with first-time home buyers and investors has now declined. This has reduced the number of rental households that were previously drawn away from the more traditional apartment rental housing stock toward home ownership.

Average vacancy rate sees wide variation across the city

The average vacancy rate varied widely across the different zones in the city. The average vacancy rate for all types of suites was as high as 12.9 per cent in the Southwest survey zone and as low as 0.4 per cent in the Northeast survey zone

By bedroom type, one-bedroom suites in the CMA experienced a decline of 1.3 percentage points to reach an average vacancy rate of two per cent. Two-bedroom suites in Saskatoon and area recorded an average vacancy rate of 3.8 per cent in 2006, representing a decline of 1.5 percentage points since the 2005 survey.

[2] CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:
- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Saskatoon has a relatively small inventory of bachelor and three-bedroom suites. The average vacancy rate of all bachelor suites increased to 5.1 per cent compared to 4.4 per cent in October 2005. There was a sharp decline in the average vacancy rate of three-bedroom suites. This suite type saw average vacancy drop 4.5 percentage points to 3.6 per cent.

The highest average vacancy rate was found in apartments in the Southwest zone, an area which has historically seen the highest vacancy. (See Figure 2)The survey found that, although this zone encompasses 12.4 per cent of the rental survey universe, more than 50 per cent of the vacant units were found here.

CMHC research, based on Census data, has confirmed that neighbourhoods in the southwest have a relatively high proportion of young households with lower income. Further research indicates that households with these characteristics are highly mobile, resulting in higher average vacancy in the zone. The area has limited employment opportunities compared to other rental market survey zones. The low income of these households restricts the property owner's ability to obtain rent increases to compensate for increases in utilities, taxes, maintenance and other costs. Spending on repairs is often limited and the subsequent property deterioration leads to further vacancy.

While the southwest of the city continues to experience the highest average vacancy rate, this zone also saw the largest decline in average apartment vacancy. The rate fell 6.5 percentage points from the 19.4 per cent recorded in the October 2005 survey. Local property managers and owners have advised us that a number of investors from outside the city have purchased projects in the area and rehabilitated them resulting in lower average vacancy.

Figure 2

The lowest average vacancy rate was found in the Saskatoon Northeast survey zone where average vacancy declined from 1.8 per cent in 2005 to 0.4 per cent in this latest survey. This represents only five vacant sites being found in this zone. Historically, properties in this zone are popular with university students as well as people employed at the University of Saskatchewan, Innovation Place and the Royal University Hospital. This ensures steady demand from a group with a high propensity to rent rather than own.

Four other Saskatoon rental market survey zones saw reductions on the average vacancy rate including Nutana, Lakeview, West and the outlying areas. In the case of Nutana and Lakeview, average vacancy declined for one- and two-bedroom units while the drop in average vacancy in the outlying areas was due to a reduction in two-bedroom vacancy as one-bedroom vacancy increased.

The Saskatoon Central and North zones saw minimal increases in the average vacancy rate. The Central zone has a relatively high proportion of senior households who may have taken advantage of the various forms of senior's housing (assisted-living rental or condominium) introduced to the Saskatoon housing market in the last five years. The North zone has senior households and younger households. These younger households may have moved to other areas or moved into homeownership.

Number of suites available declines for third consecutive year

As in 2004, landlords were again asked questions relating to the availability of suites. A rental unit is considered

available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. Saskatoon rental apartments saw another substantial drop in availability in this most recent survey. The availability rate in October 2005 was 6.7 per cent, down almost two percentage points from the 2004 survey and more than two percentage points higher than the 2005 average vacancy rate. In 2006, the availability rate dropped for the second consecutive year, reaching 4.2 per cent of suites surveyed.

Average rents increase

The average monthly rent for two-bedroom apartments in new and existing structures in the Saskatoon CMA was $608. The highest two-bedroom rent of $705 was found in the Central rental market zone.

The highest one-bedroom average rent of $550 was also found in the Central rental market zone. The Central zone benefits from close proximity to the University of Saskatchewan and the Royal University Hospital.

The lowest one- and two-bedroom average rents of $383 and $470, respectively, were found in the Southwest rental market survey zone. Maintenance and operating costs would be relatively high for the older structures that dominate this area, while household incomes are low. As tenant income is low, it is difficult for property owners to achieve the rent levels necessary to maintain these buildings in the face of rising operating and maintenance costs. Thus, property deterioration would contribute to higher vacancy and lower gross revenues.

Supplementary questions of property owners and managers reveal that close to seven per cent of the buildings surveyed utilize some kind of incentive to encourage new tenants and retain existing tenants. Rent incentive use is down from the nine per cent seen last year, almost certainly due to the strong economic conditions that exist in Saskatoon. The highest incidence of incentive use occurs in the West and Southwest survey zones. We expect the use of rental incentives will see further declines as rental demand stabilizes.

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Saskatoon CMA, the average rent for a two-bedroom apartment in existing structures increased by four per cent in October 2006 compared to a year ago.

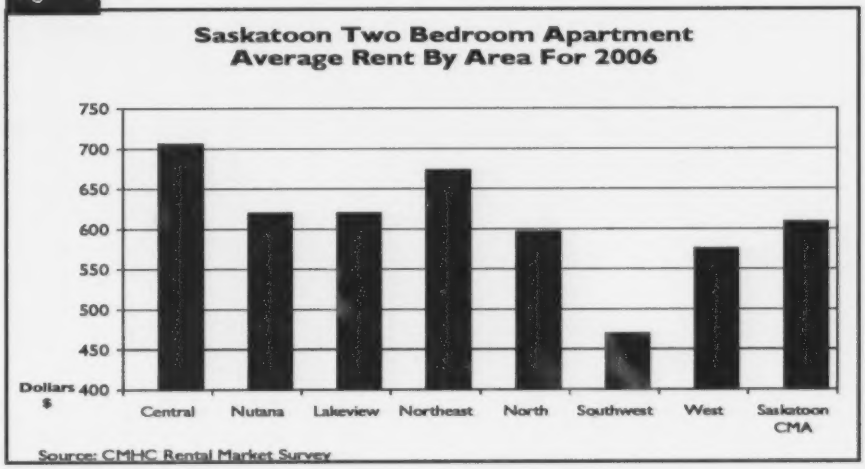
Rental Market Outlook

Average vacancy rate falls to 2.5 per cent in 2007

The rental market has continued to benefit from the explosive gains recorded in 2004-2005 when employment grew by 5,300 employed. Although job growth was weak in 2006 with an estimated 100 additional employed, wage gains have been robust, up an average three per cent in 2006 overall with more significant gains in some sectors. (See Figure 3)

CMHC forecasts an average vacancy rate of 2.5 percent in 2007 as employment and earning gains will lead to a flow of rental households into the city seeking jobs. (figure 4)

Figure 3



Rental demand will also continue to benefit from in-migrants seeking educational and other services. The escalation in the cost of ownership and rental housing in Alberta is also anticipated to discourage out-migration of rental households in the city from seeking job opportunities in that province.

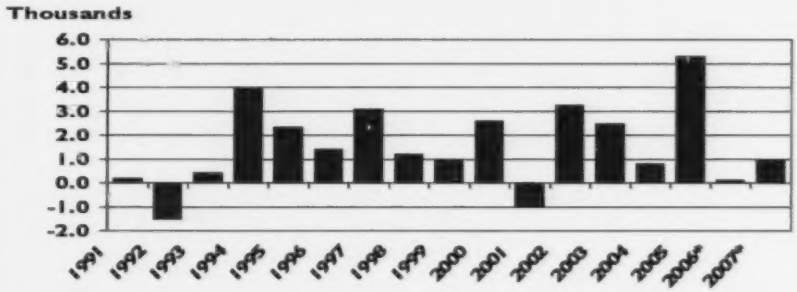
The rising cost of homeownership will also help to keep demand robust for rental housing in 2007. CMHC has calculated the principal and interest payments on a mortgage loan financing the purchase of a home selling at the average resale price and the forecasted five year term mortgage rate for 2007. Our analysis has determined that the monthly principal and interest will increase from about $967 in 2006 to approximately $1,020 in 2007.

Potential for moderate rent increases in 2007

After catching up in 2006, rent increases will moderate in 2007, reaching $650 per month for a two-bedroom apartment. Increases in wages will support these increases. Furthermore, the market for the buying and selling of existing apartments has been vigorous in Saskatoon with investment capital flowing from Alberta and BC where prices have soared. Commonly, new owners implement repair and renovation programs coupled with rent increases as part of their purchase.

Figure 4

Change in Total Employment Saskatoon CMA



Source: Statistics Canada and CMHC
* Estimate or forecast

Economic Overview

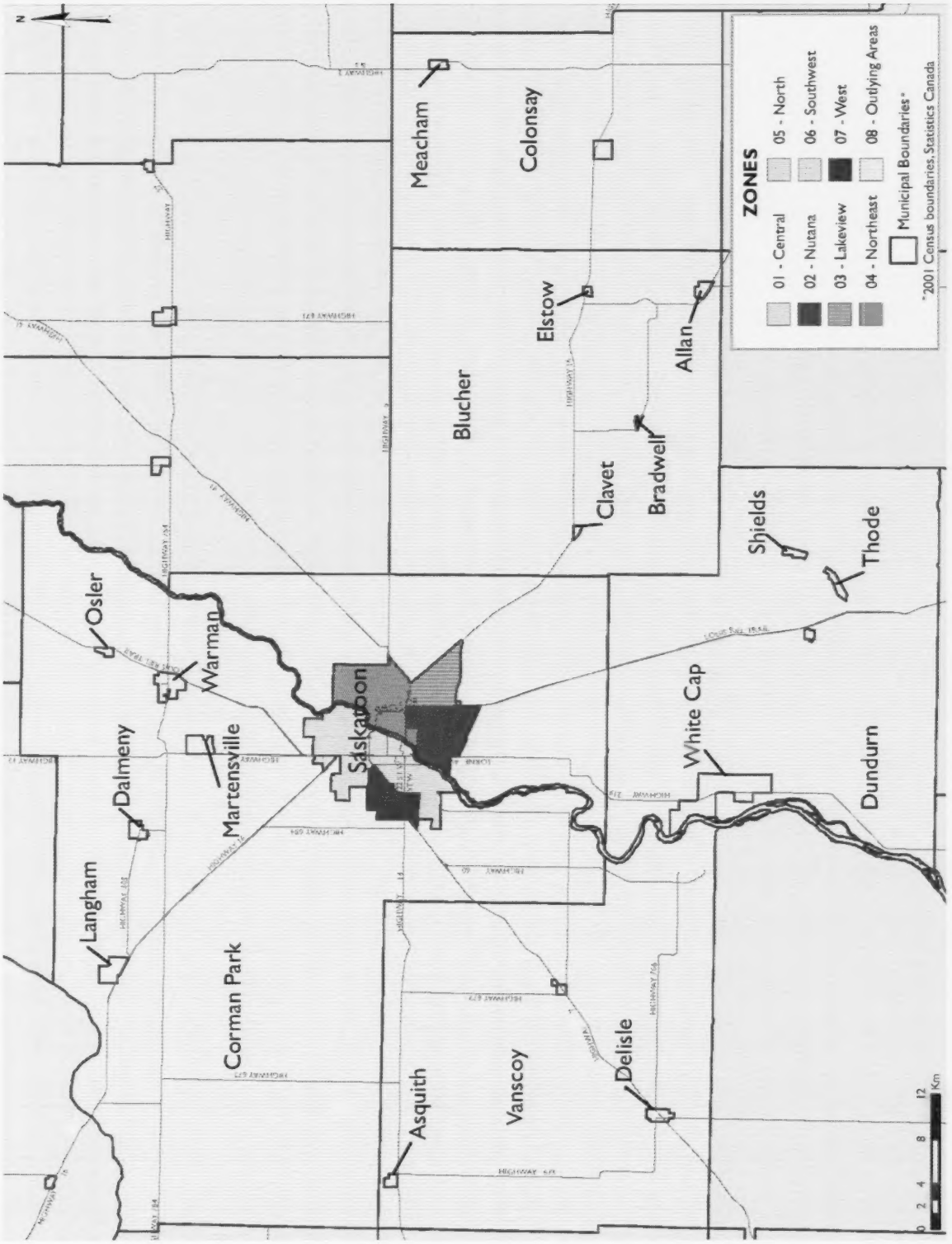
Employment growth slow in 2006 and moderate in 2007

Saskatoon housing demand continues to benefit from the robust employment growth in 2005, when 5,300 new jobs were created. In 2006, employers have taken a breather with minimal employment gains recorded to-date. As such, CMHC is forecasting a modest increase in employment in 2007 of 1,000 new positions.

The construction sector has been particularly robust, buoyed by construction projects at the University of Saskatchewan, various city infrastructure projects as well as residential projects. University projects already started or to be started in 2007 and beyond are valued at close to half a billion dollars. A healthy construction sector will support the rental market as these workers tend to demand rental housing.

Rental Market Survey – now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.


N
Meacham
Colonsay
Elstow
Allan
Blucher
Clavet
Bradwell
Shields
Thode
Osler
Warman
Saskatoon
White Cap
Dundurn
Dalmeny
Martensville
Langham
Corman Park
Asquith
Vanscoy
Delisle
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Outlying Areas
Municipal Boundaries*
*2001 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - Census tracts: 000.00, 007.00, 008.00, 015.00, 016.00.
Zone 2	**Nutana** - Census tracts: 000.00, 001.00, 002.01, 002.02, 003.00, 004.00, 009.00, 010.00, 011.01, 011.02, 011.03.
Zone 3	**Lakeview** - Census tracts: 000.00, 012.01, 012.02, 012.03, 012.04, 012.05.
Zone 4	**Northeast** - Census tracts: 000.00, 013.01, 013.02, 013.03, 013.04, 014.00.
Zone 5	**North** - Census tracts: 000.00, 020.00, 021.01, 021.02, 021.03, 021.04, 021.05, 022.00.
Zone 6	**Southwest** - Census tracts: 000.00, 005.00, 006.01, 006.02, 017.00, 019.00.
Zone 7	**West** - Census tracts: 000.00, 006.03, 006.04, 018.01, 018.02, 018.03, 018.04, 018.05.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas** - Census tracts: 000.00, 100.00, 101.00, 102.01, 102.02, 103.00, 104.00, 105.00, 110.00.
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type

1.1.2 Average Rents ($) by Zone and Bedroom Type

1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

1.1.4 Availability Rates (%) by Zone and Bedroom Type

1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type

1.2.2 Average Rents ($) by Year of Construction and Bedroom Type

1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type

1.3.2 Average Rents ($) by Structure Size and Bedroom Type

1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type

2.1.2 Average Rents ($) by Zone and Bedroom Type

2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type

3.1.2 Average Rents ($) by Zone and Bedroom Type

3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type

5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

*** New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	6.3 a	7.9 a	2.2 a	2.1 a	5.4 a	6.9 a	44.4 a	14.2 d	4.6 a	4.7 a
Zone 2 - Nutana	1.3 a	1.8 c	1.7 b	0.7 a	1.4 a	0.4 a	**	0.0 d	1.6 a	0.7 a
Zone 3 - Lakeview	0.0 a	0.0 a	0.6 a	0.6 a	2.3 a	1.0 a	0.0 a	0.0 a	1.7 a	0.8 a
Zone 4 - Northeast	1.2 a	0.0 a	1.0 a	0.6 a	2.4 a	0.3 a	0.0 a	0.0 a	1.8 a	0.4 a
Zone 5 - North	0.0 a	0.0 a	0.4 a	0.6 a	0.1 a	1.1 a	0.0 a	0.0 a	0.2 a	0.9 a
Zone 6 - Southwest	23.8 a	22.5 a	16.0 a	9.9 a	22.3 a	15.9 a	15.1 a	6.3 a	19.4 a	12.9 a
Zone 7 - West	0.0 a	6.7 a	1.5 a	0.4 a	3.9 a	2.8 a	3.8 a	3.3 a	3.2 a	2.3 a
Saskatoon City (Zones 1-7)	4.4 b	5.1 b	3.3 a	2.0 a	5.3 a	3.8 a	8.2 a	3.7 a	4.6 a	3.2 a
Zone 8 - Outlying Areas	**	**	0.0 a	5.3 a	2.0 a	0.0 a	4.3 a	0.0 a	2.2 a	1.1 a
Saskatoon CMA	**4.4 b**	**5.1 b**	**3.3 a**	**2.0 a**	**5.3 a**	**3.8 a**	**8.1 a**	**3.6 a**	**4.6 a**	**3.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	377 a	401 a	521 a	550 a	677 a	705 a	695 b	682 b	571 a	599 a
Zone 2 - Nutana	366 a	391 a	475 a	493 a	600 a	621 a	764 a	770 a	528 a	547 a
Zone 3 - Lakeview	376 a	399 a	489 a	507 a	599 a	621 a	698 a	703 a	576 a	593 a
Zone 4 - Northeast	394 a	399 a	488 a	507 a	646 a	674 a	773 a	790 a	580 a	600 a
Zone 5 - North	429 a	446 a	487 a	507 a	575 a	597 a	656 a	677 a	539 a	561 a
Zone 6 - Southwest	312 a	319 a	378 a	383 a	455 a	470 a	525 a	541 a	433 a	444 a
Zone 7 - West	403 a	407 a	475 a	491 a	552 a	576 a	603 a	616 a	538 a	556 a
Saskatoon City (Zones 1-7)	374 a	395 a	478 a	497 a	585 a	609 a	630 a	640 a	536 a	557 a
Zone 8 - Outlying Areas	**	**	**	**	416 a	437 a	583 b	610 b	433 a	452 a
Saskatoon CMA	**374 a**	**395 a**	**477 a**	**496 a**	**584 a**	**608 a**	**629 a**	**639 a**	**536 a**	**556 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	21 a	265	27 a	1,310	72 a	1,047	6 d	42	126 a	2,665
Zone 2 - Nutana	4 c	244	13 a	1,794	7 a	1,573	0 d	78	25 a	3,690
Zone 3 - Lakeview	0 a	28	3 a	488	13 a	1,307	0 a	89	16 a	1,912
Zone 4 - Northeast	0 a	84	3 a	475	2 a	713	0 a	44	5 a	1,316
Zone 5 - North	0 a	22	3 a	497	8 a	740	0 a	18	11 a	1,278
Zone 6 - Southwest	9 a	40	63 a	638	152 a	957	12 a	192	236 a	1,827
Zone 7 - West	2 a	30	2 a	517	34 a	1,195	8 a	240	46 a	1,982
Saskatoon City (Zones 1-7)	36 b	714	114 a	5,720	288 a	7,533	26 a	704	465 a	14,670
Zone 8 - Outlying Areas	**	**	1 a	19	0 a	50	0 a	23	1 a	93
Saskatoon CMA	**36 b**	**715**	**115 a**	**5,739**	**288 a**	**7,583**	**26 a**	**727**	**466 a**	**14,763**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	8.6 a	9.5 a	4.6 a	2.9 a	7.6 a	7.7 a	46.7 a	14.2 d	6.9 a	5.6 a
Zone 2 - Nutana	4.0 d	4.0 d	3.6 b	1.8 b	3.9 b	1.4 a	**	1.3 d	3.8 a	1.8 a
Zone 3 - Lakeview	3.6 a	3.6 a	2.4 a	2.3 a	4.3 a	2.1 a	0.0 a	0.0 a	3.5 a	2.1 a
Zone 4 - Northeast	1.2 a	1.2 a	1.7 a	1.7 a	4.5 a	1.0 a	0.0 a	0.0 a	3.1 a	1.2 a
Zone 5 - North	0.0 a	0.0 a	2.6 a	1.4 a	2.5 a	2.6 a	23.5 a	6.5 a	2.7 a	2.2 a
Zone 6 - Southwest	31.0 a	22.5 a	18.0 a	11.0 a	24.2 a	17.0 a	17.5 a	6.3 a	21.5 a	13.9 a
Zone 7 - West	9.1 a	6.7 a	4.1 a	1.4 a	5.6 a	3.3 a	5.8 a	5.8 a	5.3 a	3.2 a
Saskatoon City (Zones 1-7)	7.0 a	6.7 b	5.3 a	3.0 a	7.4 a	4.8 a	10.2 a	4.9 a	6.7 a	4.2 a
Zone 8 - Outlying Areas	**	**	15.8 a	5.3 a	12.0 a	4.0 a	8.7 a	4.3 a	11.8 a	4.3 a
Saskatoon CMA	**7.0 a**	**6.7 b**	**5.3 a**	**3.1 a**	**7.4 a**	**4.8 a**	**10.1 a**	**4.8 a**	**6.7 a**	**4.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Saskatoon CMA										
Pre 1940	8.7 b	13.5 c	4.5 b	5.6 c	2.5 c	0.7 a	**	**	4.9 b	6.0 b
1940 - 1959	4.9 a	0.0 a	2.9 b	5.1 d	**	**	12.3 a	**	4.8 c	**
1960 - 1974	3.3 c	3.9 c	3.5 b	1.8 b	4.5 b	3.9 b	2.0 c	0.0 c	3.9 b	2.8 a
1975 - 1989	4.0 a	4.3 a	2.9 a	1.5 a	5.6 a	3.2 a	9.2 a	3.4 a	5.0 a	2.7 a
1990 - 1999	n/u	n/u	3.4 a	0.0 a	1.6 a	0.0 a	0.0 a	0.0 a	1.9 a	0.0 a
2000+	n/u	n/u	5.9 a	2.8 a	8.0 a	0.4 a	**	**	7.7 a	0.7 a
Total	4.4 b	5.1 b	3.3 a	2.0 a	5.3 a	3.8 a	8.1 a	3.6 a	4.6 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Saskatoon CMA										
Pre 1940	362 a	365 a	472 a	491 a	572 a	605 a	**	**	475 a	499 a
1940 - 1959	358 a	375 a	420 a	432 a	545 a	570 a	752 a	743 b	460 a	470 a
1960 - 1974	368 a	387 a	470 a	486 a	594 a	613 a	721 b	720 a	519 a	536 a
1975 - 1989	403 a	451 a	485 a	510 a	569 a	595 a	611 a	622 a	543 a	566 a
1990 - 1999	n/u	n/u	**	**	**	**	581 c	612 c	729 b	735 b
2000+	n/u	n/u	635 a	663 a	741 a	786 a	**	**	729 a	772 a
Total	374 a	395 a	477 a	496 a	584 a	608 a	629 a	639 a	536 a	556 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Saskatoon CMA										
3 to 5 Units	0.0 a	0.0 a	5.6 a	2.2 a	3.4 b	0.9 a	6.7 a	0.0 a	4.8 a	1.2 a
6 to 19 Units	5.7 c	5.4 c	4.4 b	2.1 a	5.9 a	4.6 b	9.6 c	3.3 c	5.3 a	3.5 b
20 to 49 Units	5.4 a	6.3 a	3.5 a	3.0 a	6.0 a	4.0 a	6.9 a	4.0 a	5.3 a	3.8 a
50 to 99 Units	0.0 a	1.0 a	0.2 a	0.2 a	3.4 a	2.7 a	13.3 a	4.4 a	2.5 a	1.8 a
100+ Units	**	**	2.1 a	0.4 a	3.8 a	2.8 a	**	**	3.0 a	2.0 a
Total	4.4 b	5.1 b	3.3 a	2.0 a	5.3 a	3.8 a	8.1 a	3.6 a	4.6 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Saskatoon CMA	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
3 to 5 Units	341 a	356 a	418 a	431 a	554 a	564 a	657 a	677 a	509 a	519 a
6 to 19 Units	348 a	362 a	437 a	446 a	536 a	550 a	636 a	644 a	480 a	491 a
20 to 49 Units	379 a	390 a	462 a	478 a	551 a	573 a	603 a	614 a	520 a	537 a
50 to 99 Units	403 a	425 a	533 a	550 a	660 a	678 a	677 a	672 a	600 a	617 a
100+ Units	**	**	628 a	699 a	760 a	821 a	**	**	699 a	764 a
Total	374 a	395 a	477 a	496 a	584 a	608 a	629 a	639 a	536 a	556 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	5.2 a	0.0 a	5.6 a	3.7 a	3.3 a	6.9 a	7.9 a	7.0 a	3.1 a	2.5 a
Zone 2 - Nutana	4.2 c	2.7 a	2.4 b	1.1 a	0.6 a	0.2 a	1.3 a	0.4 a	**	**
Zone 3 - Lakeview	**	**	1.1 a	0.5 a	1.6 a	1.4 a	0.6 a	0.2 a	**	**
Zone 4 - Northeast	3.1 a	0.0 a	0.9 a	0.5 a	1.4 a	0.7 a	3.0 a	0.0 a	n/u	n/u
Zone 5 - North	0.0 a	**	0.5 a	1.5 a	0.2 a	0.5 a	0.0 a	1.2 a	n/u	n/u
Zone 6 - Southwest	10.7 a	1.8 a	20.2 a	15.8 a	19.4 a	11.8 a	n/u	n/u	n/u	n/u
Zone 7 - West	**	**	4.4 a	0.0 a	3.8 a	2.8 a	**	**	**	**
Saskatoon City (Zones 1-7)	4.9 a	1.4 a	5.3 a	3.5 b	5.3 a	3.8 a	2.5 a	1.8 a	3.0 a	2.0 a
Zone 8 - Outlying Areas	3.4 a	0.0 a	2.5 a	0.0 a	**	**	n/u	n/u	n/u	n/u
Saskatoon CMA	**4.8 a**	**1.2 a**	**5.3 a**	**3.5 b**	**5.3 a**	**3.8 a**	**2.5 a**	**1.8 a**	**3.0 a**	**2.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Saskatoon CMA										
LT $500	4.5 b	4.6 b	4.1 a	2.8 a	17.1 a	10.6 a	2.9 c	2.9 c	7.4 a	4.7 a
$500 - $549	0.0 a	0.0 a	1.5 a	1.1 a	3.5 b	6.6 c	11.7 d	3.3 c	3.3 b	4.0 c
$550 - $599	n/s	5.3 c	1.2 a	1.2 a	2.2 a	3.2 b	16.8 d	8.7 b	2.8 a	3.2 b
$600 - $649	n/s	0.0 a	2.2 b	0.0 a	1.4 a	0.8 a	**	3.3 d	2.5 b	0.8 a
$650 - $699	n/s	n/s	1.6 b	1.6 c	1.1 a	0.6 a	3.2 d	1.3 a	1.4 a	0.9 a
$700+	n/s	n/s	0.0 a	0.4 a	3.2 b	1.5 c	1.1 a	0.0 a	2.6 a	1.2 a
Total	4.4 b	5.1 b	3.3 a	2.0 a	5.3 a	3.8 a	8.1 a	3.6 a	4.6 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	n/u	n/u	**	**	0.0 a	3.4 a	**	**	0.0 a	2.5 a
Zone 2 - Nutana	**	**	**	**	0.6 a	0.0 a	0.0 a	**	0.3 a	0.3 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Zone 5 - North	**	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	20.0 a	**	**	**	5.7 a	0.0 a
Zone 7 - West	n/u	n/u	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	7.4 a	0.0 a	5.3 a	1.0 a	2.6 a	0.6 a	3.9 a	0.8 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	**	10.9 a	3.1 a	0.0 a	0.0 a	9.1 a	2.5 a
Saskatoon CMA	**	**	**7.4 a**	**0.0 a**	**6.3 a**	**1.4 a**	**2.6 a**	**0.6 a**	**4.3 a**	**0.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	676 a	685 a	777 a	**	719 a	726 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	786 a	810 a	760 a	783 a
Zone 5 - North	**	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	585 a	610 a
Zone 7 - West	n/u	n/u	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	441 a	460 a	619 a	623 a	695 a	697 a	658 a	662 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/s	520 a	532 a	672 a	694 a	549 a	563 a
Saskatoon CMA	**	**	**441 a**	**460 b**	**601 a**	**607 a**	**694 a**	**697 a**	**649 a**	**653 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type
Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	n/u	n/u	**	**	1 a	29	**	**	1 a	40
Zone 2 - Nutana	**	**	**	**	0 a	170	**	**	1 a	332
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	0 a	60	0 a	70
Zone 5 - North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	**	**	**	**	0 a	110
Zone 7 - West	n/u	n/u	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	0 a	24	3 a	294	3 a	481	6 a	800
Zone 8 - Outlying Areas	n/u	n/u	**	**	2 a	64	0 a	12	2 a	80
Saskatoon CMA	**	**	**0 a**	**28**	**5 a**	**358**	**3 a**	**493**	**8 a**	**880**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Central	n/u	n/u	**	**	0.0 a	3.4 a	**	**	0.0 a	2.5 a
Zone 2 - Nutana	**	**	**	**	5.3 a	3.5 a	2.5 a	**	4.1 a	2.4 a
Zone 3 - Lakeview	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Northeast	n/u	n/u	**	**	**	**	3.3 a	0.0 a	2.9 a	0.0 a
Zone 5 - North	**	n/u	**	n/u	**	**	**	**	**	**
Zone 6 - Southwest	n/u	n/u	n/u	n/u	20.0 a	**	**	**	8.9 a	0.0 a
Zone 7 - West	n/u	n/u	**	**	**	**	**	**	**	**
Saskatoon City (Zones 1-7)	**	**	11.1 a	0.0 a	8.0 a	3.1 a	5.1 a	0.8 a	6.5 a	1.6 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	**	15.6 a	4.7 a	0.0 a	0.0 a	13.0 a	3.8 a
Saskatoon CMA	**	**	**11.1 a**	**0.0 a**	**9.3 a**	**3.4 a**	**5.0 a**	**0.8 a**	**7.0 a**	**1.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

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